

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR PUBLIC MEETING
MARCH 24, 2011**

APPROVED 4/28/11

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Regular Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. SWEARING IN OF MEMBERS:

4. ROLL CALL:

PRESENT: Mayor Birkner
Thomas Constantine
William Martin
Councilwoman Cynthia Waneck
Richard Bonsignore
James Schluter, Vice-Chairman
Jaymee Hodges, Chairman
Philip Cerruti
Daniel Olivier
Ann Costello (Alt. #1)
Keith Doell (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By Steven Paul, Esq.
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Brooker Engineering,
Board Engineer

ABSENT: Ann Costello (Alt. #1)

(WWPB 3/24/11)

James Schluter stated he listened to the tape of the 2/24/11 & 3/10/11 meetings and signed a Certification.

5. MINUTES: The Minutes of the 2/10/10, 2/24/11, and 3/10/11 were approved on motions made, seconded and carried on roll call vote.

6. CORRESPONDENCE:

1. Memo of Ed Snieckus dated 3/8/11; updated 3/23/11 - RE: Master Plan Re-examination Report;

7. RESOLUTIONS: None

8. VOUCHERS: None

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS: None
SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS
The Board Professionals were sworn in

1. Greentree Developers, LLC - 10 & 20 Kinderkamack Road-Site Plan and Variance Application - Nancy Saccente, Esq. represented the applicant for a child care center.

Stephen E. Parker, Licensed NJ Professional Engineer, of Parker Engineering & Surveying, was sworn in, qualified and accepted. Mr. Parker prepared a Site Plan dated 1/3/11, revised to 2/9/11. Ms. Saccente addressed some inconsistencies noted at the Worksession, which would be made with the final plan. Mr. Parker reviewed the application and plans, to be followed by comments from the Board Professionals.

The application is for a child care center on a corner lot, and involves two lots--Lot 15 & 16. They would be converting the existing, vacant, one-story building on Lot 15, previously used as an auto dealer and repair shop to a childcare center, with paving in front and providing a playground, and using Lot 16, currently a vacant parking lot, across the street for parking. They are providing 40 parking stalls and the variance requires 43, so they are asking for a variance. These parking stalls will not be utilized all day, but rather to drop off and pick up the children. They are also showing a dumpster location and lots of green areas where there is presently mostly impervious coverage. Variances are required for impervious coverage. The variance will be reduced overall with this

(WWPB 3/24/11)

application. Lot 15 has 63.2% and they are proposing 86.2%, where 65% is permitted. Lot 16 has 99.5% coverage and they are proposing 82.8%, where 65% is permitted. A Landscape Plan was also provided in the Site Plan Set.

Mr. Parker reviewed the reports of the Board Engineer, Mr. Raimondi, dated 1/25/11 and 2/28/11. There is a portion of the existing building that is to be removed to provide room for the playground area. Mr. Parker noted the dumpster driveway would be used for a turn-around. Green Avenue turns into the driveway. Mr. Raimondi suggested removing two parking spaces to the West and have them all park across the street. That area is going to be very active in the morning and evening. The Green Avenue driveway presently has a drop curb and should be a full curb. Parking stall sizes were addressed. Justification for the signage should be provided for the three signs, plus identification sign, that are proposed. The Landscape Plan will be submitted to the Shade Tree Committee for review.

Mr. Parker then reviewed the report of the Board Planner, Mr. Snieckus, dated 2/25/11, addressing the Major Site Plan Details and Requirements. Variances for lot width were discussed. The width for Lot 15 is 85.76 and the width for Lot 16 is 64.15, where a minimum of 125' is required on both lots. Besides impervious coverage, the following additional variances are also required for Lot 15: Minimum front yard on Kinderkamack Road and Green Avenue; minimum side yard, minimum rear yard and maximum building coverage. Additionally on Lot 16, minimum parking space variance is required as previously stated. It was also stated that a fence height variance for a 6' high chain link fence where 4' is permitted was sought. Also, a freestanding sign variance of 50 sq. ft. where 30 sq. ft. is permitted was requested, along with a location and building mounted sign height variance, and a variance for rear buffer width of 20' where none is provided.

Questions of the witness followed. Mr. Raimondi asked if there was any discussion of moving the curb to accommodate the bus stop immediately North of the site. Mr. Parker responded there was a discussion to continue the alignment with the car wash. Further there should be signs for handicapped parking stalls. Mr. Raimondi asked if there were any plantings proposed for the Green Avenue side. There are no plantings proposed between the parking lot and green area - just shade trees, Mr.

(WWPB 3/24/11)

Parker responded. This would have to be discussed further. Mr. Raimondi reserved his remaining questions regarding traffic for later after testimony was given regarding same.

Mr. Snieckus questioned the applicant. Referring to a photograph, where it appeared an element for was proposed and needed to be clarified. Signage was addressed. Additional variances might have to be sought. FAR appears to be reduced by the removal of building square footage amounting to 2,460 sq. ft. Shielding the sound could be considered by the architect. They would prepare a landscaping plan for review by Mr. Snieckus.

Board Members questioned the witness. Mayor Birkner was concerned about cars and parking and perhaps some of the green area may be extended along the front and he suggested putting the handicapped parking off Green Avenue and planting bollards to protect against accidents. Mr. Cerruti asked if they did a Phase I. Environmental study. Ms. Saccente read from the letter, which is pretty clean.

Mr. Martin asked how they would deter parking on Green Avenue just by any cars and would they ask the Mayor and Council for a dedication. Ms. Saccente indicated they were not asking for a dedication. The area along Green has a dropped curb. The Mayor noted there is no room to park there anyway. Mr. Raimondi commented once a curb is built, people will come over and park there. Mr. Martin suggested putting the turn-around in the southeast corner, in place of green area. Mr. Parker did not think there was enough room, but they would go back and examine it more closely, as Mr. Hodges recommended due to safety.

Mr. Doell noted a safety issue and suggested dedicated employee parking, freeing up parking for parents, so they would not have to park further from the cross walk. Ms. Saccente indicated they would provide dedicated employee parking spots. Mr. Schluter was concerned about the green area for the monument sign and also suggested moving the cross walk. Mr. Bonsignore suggested if the box were to be moved up it would provide more green space and room for the handicapped stalls. He also recommended more trees and shrubs and did not want to waive the requirements of an environmental impact study. He does not want to propose hindrance on the application, but felt Westwood has to get something for all the variances. Councilwoman Waneck

(WWPB 3/24/11)

commented about the handicapped parking as brought up, and she was also concerned about the wall that was in state of disrepair. The rest of her questions would have to be answered by the architect. Mr. Olivier asked if they could have a crossing guard at drop off and a traffic study for the private property to the West.

Chairman Hodges spoke about the tremendous concerns about traffic with dropping off and picking up the children, the residents on Green Avenue, cross walks, and parking. He was also concerned with vehicular flow, and ingress and egress flow from Kinderkamack. If it could be moved East of the cross walk, that would be better.

The matter was opened to the public for questions of the engineer, but there were none.

The Board took a recess from 9:58 p.m. to 10:07 p.m.

Raymond Caselli, a NJ and NY Licensed Architect, was sworn in, qualified and accepted. Mr. Caselli prepared his plan dated 12/6/10, revised to 1/5/11. The colored rendering of the revised plan was marked A2. This drawing incorporated the site plan and floor plan. It explains the traffic flow per the worksession meeting and meetings with the County. It shows the turnaround area and wide turning areas and the flow on Green Avenue. The drop off spaces were configured and shown. The safest way to drop off the child was predicated upon the child safety seat be in the right rear of the vehicle, so they would easily pull up and take them out of the car. There were two K-turn areas at the dumpster driveway or the 30' right-of-way. He doesn't see heavy traffic or high volume traffic. Parents can then use the cross walk. They would like to retain the wall in the rear. The homeowners will see the same wall they have always seen.

An illustration of the playground was shown by the architect. Plastic portable sheds would be used for storage of toys, and they have been pushed back on the property. The office was in the front right side with visibility. Parents would enter and be given a code for the entry lock. Handicapped parking was planned for side facing Kinderkamack Road. The County did not have a problem with this. They took 30' off the building. Inside, they have classrooms along a corridor, with infant rooms having access to the play area outside. There will

(WWPB 3/24/11)

be emergency exit cribs. The building will be sprinklered. There is one staircase leading to an attic space. Lally columns would be removed and a new office space would be created. The look of the building was shown as another colored rendering. Everything would be taken down to the slab. They eliminate stone side because of the children. There would be a 6' high white vinyl fence. The engineering plans would have to be changed to conform. There would be a gate in each fence.

Mr. Caselli spoke to the variances for signage. There are actually two fronts to the building. So they are looking for two signs serving the front of the building. They are asking for an extra sign. On the side of the fence there was nothing except fence.

Questions of Mr. Caselli followed. Mr. Raimondi asked him to review his traffic flow. Mr. Caselli noted there were seven spaces close to the crosswalk without crossing the traffic flow they are trying to encourage. Mr. Raimondi asked if there would be any crossing guard assistance, but there would be none; the parents would act as crossing guards, Mr. Caselli responded. Most of the drop off occurs between 9:00 and 11:00 a.m.

Mr. Snieckus asked about sound, noting it can rebound and cross over a wall reaching the neighbors down the street. He asked about the material of the playground, and Mr. Caselli stated artificial grass with drainage. Mr. Snieckus asked if the signs on the buildings would be internally or externally illuminated. Right now they use internal illumination, but they could change. Mr. Snieckus reminded him that the letters themselves could only be lit. He asked if the two signs on the building were the same size, and the response was yes, it is their branding and trademark. Mr. Snieckus noted sometimes they have one larger sign bearing all the information and one smaller sign, and they may want to consider that. Mayor Birkner had questions about the artificial turf and drainage. Mr. Constantine asked about the color of the roof. Mr. Cerruti asked and Mr. Caselli answered there is a 4' high fence between the infant's and children's playground.

Mr. Martin reiterated Mr. Snieckus' suggestion about the size of the two signs being dissimilar. Mr. Martin was concerned about people double parking and making k-turns. With people coming in and out of the Green Avenue Apartments, they

(WWPB 3/24/11)

will also use that area to turn around. He has tremendous concerns about vehicular and pedestrian circulation, but he did a great job on the interior of the building. Mr. Caselli said the parking spaces would be public spaces and they would go to the Council for a 15 minute limit. Mr. Schluter asked about security lighting at night. The times would be specified. The 6' high fence was shown. Mr. Bonsignore commented he was trying to get as much greenery on Kinderkamack. Regarding roof top equipment it would be behind the new parapet he puts up. The roof is higher than the existing glass box. Councilwoman Waneck commented it would probably behoove them to contact Mr. Huntington about parking. As for the tent apparatus over the playground, the Borough has restrictions over fences. Mr. Olivier asked for more detail on the façade particularly the stone work. It is cultured stone, Mr. Caselli noted. As far as stucco, Mr. Olivier continued, he did not find it to be appealing. It would be nicer if he used Hardi Plank. Mr. Raimondi asked to see the other two sides of the building, which would be the same, but without stone base. Mr. Hodges complimented them on making the building look more attractive than it is now. He further asked if the awning window would protrude, and the response was no. The Chairman was extremely concerned about the traffic mayhem on Kinderkamack Road in front of the site. Lighting was also a concern and security lighting was suggested. Mr. Caselli said they were looking at changing some of the driving options. Due to the lateness of the hour, 11:07 p.m., the matter was concluded for the evening and would be carried to 4/14/11.

10. DISCUSSIONS:

1. Analysis of Master Plan Discussion by Ed Snieckus - Review of the LB-1, 2 and 3, C and SC Zone Districts and Objectives; Review of recommended C Cemetery Bulk Criteria - Memo of Ed Snieckus dated 3/8/11; updated 3/23/11 - Brief overview given by Mr. Snieckus;

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 11:10 p.m.

Respectfully submitted

MARY R. VERDUCCI, Paralegal

(WWPB 3/24/11)

Planning Board Secretary